

FOR LEASE

*56 Eagle Street
Waterbury CT, 06708*



34,750 S/F Industrial on 1.01 acres

22,000 S/F on main level

8,300 S/F on 2nd floor

4,200 S/F on 3rd floor

Major renovations and upgrades have been done in 2001

Heavy power

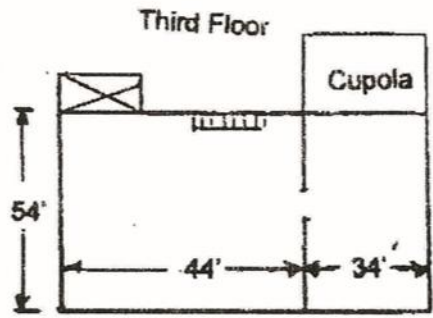
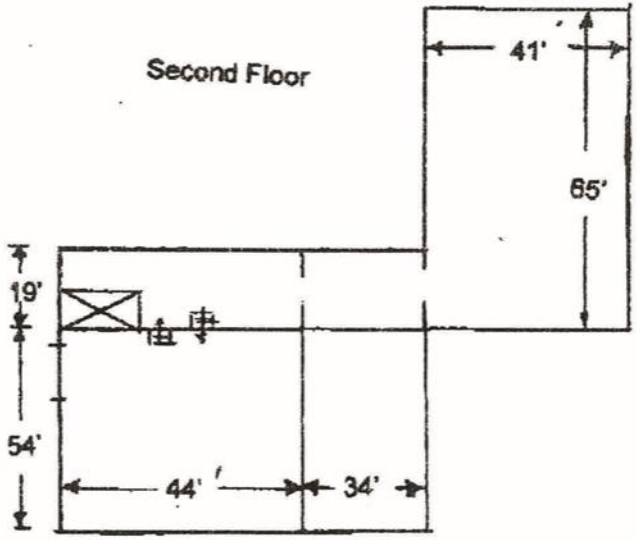
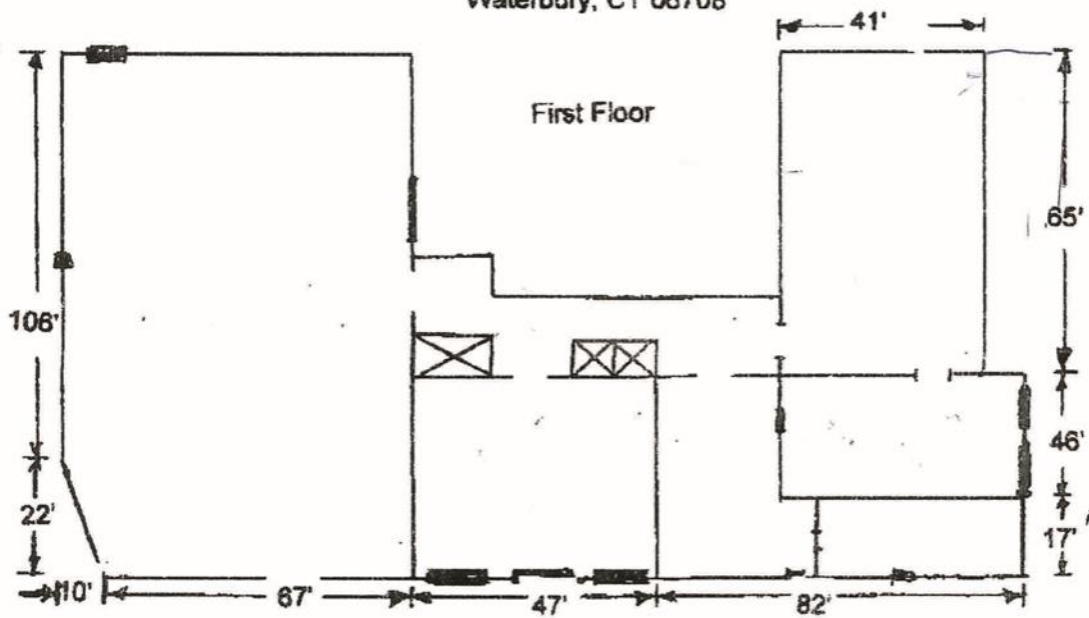
IG-heavy industrial zoning

Well located near Route 8 in the Enterprise Zone

Lease: \$4.50 PSF NNN

PROPERTY ADDRESS	56 Eagle Street		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	34,750	Air conditioning	Office units
Number of floors	3	Sprinkler / type	Yes / dry
Avail S/F	34,750	Type of heat	Gas
Will subdivide to	10,000	Elevator	Yes / freight
Office space	1,000	TAXES	
Column space	Varies	Assessment	\$408,190.00
Avail docks	2	Mill rate	58.22
Avail overhead doors	3	Taxes	\$23,764.82
Total/avail S/F mezz.		OTHER	
Exterior construction	Masonry	Total acres	1.01
Interior construction		Zoning	IG heavy industrial
Ceiling height	15' - 30'	Parking	30 vehicles
Roof	Rubber	Interstate / distance to	I84 / approx 1 mile
Date built	1900 - 1980	State Route / distance to	Rte 8 / approx 1/2 mile
UTILITIES		TERMS	
Sewer	City		
Water	City		
Gas	Yes	Lease rate	\$4.50 PSF NNN
Electric	2000 amps /		
	480 volts / 3 phase		
COMMENTS:			
1st floor 9,746 s/f with 30' clear span 1st floor 12,433 s/f with 15' 25' clear span 2nd floor 8,359 s/f with 12' clear span 3rd floor 4,212 s/f with 12' clear span			

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NOT TO SCALE

